

Comments 1/28/05-Ked

Revised 11/7/05-Ked

Revised 5/5/06-Ked

MSA-S-1829-5291

TC 38-05 Kemp, Robert  
SUB

Robert L. Ehrlich, Jr.  
*Governor*

Michael S. Steele  
*Lt. Governor*



Martin G. Madden  
*Chairman*

Ren Serey  
*Executive Director*

**STATE OF MARYLAND  
CRITICAL AREA COMMISSION  
CHESAPEAKE AND ATLANTIC COASTAL BAYS**

1804 West Street, Suite 100, Annapolis, Maryland 21401

(410) 260-3460 Fax: (410) 974-5338

[www.dnr.state.md.us/criticalarea/](http://www.dnr.state.md.us/criticalarea/)

May 4, 2006

Ms. Mary Kay Verdery  
Talbot County Office of Planning and Zoning  
11 N. Washington Street  
Courthouse  
Easton, Maryland 21601

Re: Kemp Subdivision  
(Tax Map 24, Parcel 41)

Dear Ms. Verdery:

Thank you for providing information on the above referenced minor subdivision. The applicant is requesting to subdivide a 79.26-acre parcel to create two Critical Area lots, the revised Deed Parcel 2, Lot 2 and Lot 3. The property lies partially within a designated Resource Conservation Area (RCA) and is currently undeveloped.

Based on the information provided, we have the following comments regarding the subdivision proposal.

1. The plat contains a note stating that a fee-in-lieu was paid for 4.92 acres of afforestation required to meet Section 190-93.E.9.d.1.i of the County's ordinance. Please provide explanation as to how the County's ordinance permits the payment of a fee-in-lieu in order to meet the 15% afforestation requirement, particularly where ample opportunity appears to exist to accommodate plantings onsite. In addition, [d] of the above referenced ordinance section states that a fee-in-lieu shall be provided, adequate to ensure the restoration or establishment of an equivalent forest area, if the site precludes the implementation of subsections [b] and [c]. Please provide documentation which illustrates how the planting of 4.92 acres of forest will be achieved, through the payment of \$2,460.00.
2. The impervious surface area calculations include a note stating that the impervious area within the Critical Area of revised Deed Parcel 2, remaining lands, east of Nursery Road, shall be located to Lot 3 for a future driveway. The intention of this note is not clear. Specifically, is the note intended to mean that the impervious surface area associated with a driveway through the 5.17-acre remaining land parcel will be included within the impervious surface area calculations for Lot 3, or that the acreage of the 5.17-acre remaining lands parcel will be allocated to Lot 3 in order to provide

TTY for the Deaf

Annapolis: (410) 974-2609 D.C. Metro: (301) 586-0450

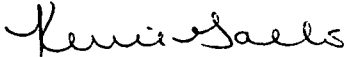
Mary Kay Verdery  
Kemp Subdivision  
May 4, 2006  
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additional impervious coverage on Lot 3? The former is permitted and the latter is not. Please clarify.

3. The Department of Natural Resources (DNR) has identified the site as containing habitat for Delmarva Fox Squirrel (DMF). While it does not appear that clearing of forested areas are proposed in conjunction with the proposed subdivision, please advise the applicant that any future clearing first requires coordination with DNR, as well as with the US Fish and Wildlife Service.

Thank you for the opportunity to provide comments for this subdivision request. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,



Kerrie L. Gallo  
Natural Resource Planner  
TC 38-05

Cc: Mary Ratnaswamy, USFWS  
Scott Smith, DNR

Robert L. Ehrlich, Jr.  
Governor

Michael S. Steele  
Lt. Governor



Martin G. Madden  
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November 7, 2005

Ms. Mary Kay Verdery  
Talbot County Office of Planning and Zoning  
11 N. Washington Street  
Courthouse  
Easton, Maryland 21601

Re: Kemp Subdivision-Revised  
(Tax Map 24, Parcel 41)

Dear Ms. Verdery:

Thank you for providing information on the above referenced revised minor subdivision. The applicant is requesting to subdivide a 79.26-acre parcel to create three Critical Area lots, the revised Deed Parcel 2, Lot 2 and Lot 3. The property lies partially within a designated Resource Conservation Area (RCA) and is currently undeveloped.

Based on the revised information provided, it appears that the applicant is proposing to create an additional lot within the Critical Area, for a total of three lots. Since only two development rights exist within the Critical Area portion of the property, and both development rights appear to be in use in conjunction with proposed Lots 2 and 3, please advise the applicant that future development on the Critical Area portion of Revised Deed Parcel 2 is not permitted. Please have a note added to the plat referencing this restriction.

Thank you for the opportunity to provide comments for this revised subdivision request. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kerrie Gallo".

Kerrie L. Gallo  
Natural Resource Planner  
TC 38-05

Robert L. Ehrlich, Jr.  
Governor

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January 28, 2005

Ms. Mary Kay Verdery  
Talbot County Office of Planning and Zoning  
11 N. Washington Street  
Courthouse  
Easton, Maryland 21601

Re: Kemp Subdivision  
(Tax Map 24, Parcel 41)

Dear Ms. Verdery:

Thank you for providing information on the above referenced minor subdivision. The applicant is requesting to subdivide a 79.26-acre parcel to create two Critical Area lots, the revised Deed Parcel 2, Lot 2 and Lot 3. The property lies partially within a designated Resource Conservation Area (RCA) and is currently undeveloped.

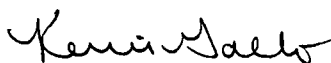
Based on the information provided, we have the following comments regarding the subdivision proposal.

1. The plat indicates that .25 acres of afforestation is being provided on Lot 3. The applicant has not provided any forest cover information for the revised Lot 2. Please have the applicant provide this information. Depending on the amount of existing forest cover on Lot 2, additional afforestation may be required.
2. The applicant will be required to obtain an evaluation of the property by the Maryland Department of Natural Resources for the presence of any rare, threatened or endangered species. If present, the applicant will be required to address recommendations for their protection. Preliminary review of the property indicates that the property lies within a designated sensitive species review area. Additional comments and/or review by this office may be necessary once recommendations have been received from DNR.

Mary Kay Verdery  
Kemp Subdivision  
January 28, 2005  
Page 2

Thank you for the opportunity to provide comments for this subdivision request. Please contact me at (410) 260-3482 if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kerrie Gallo".

Kerrie L. Gallo  
Natural Resource Planner  
TC 38-05



PROPERTY STATISTICS

OWNER/DEVELOPER: ROBERT L KEMP  
8980 UNIONVILLE ROAD  
EASTON, MARYLAND, 21601  
(410)822-1472

DEED REFERENCE: LIBER 1174 FOLIO 737  
PLAT REFERENCE: MAS 81/156

ZONING CLASSIFICATION: RURAL CONSERVATION (RC) & RURAL AGRICULTURAL CONSERVATION (RAC)  
MINIMUM LOT SIZE: 2 ACRES (RC) 1 ACRE (RAC)  
BUILDING RESTRICTIONS: 50 FOOT FRONT  
50 FOOT SIDE  
50 FOOT REAR  
100 FOOT MEAN HIGH WATER, TIDAL WETLANDS & PERENNIAL STREAMS  
25 NON TIDAL POND

A PORTION OF THE LAND SHOWN HEREON LIES WITHIN THE CHESAPEAKE BAY CRITICAL AREA.

THE LAND SHOWN HEREON IS IN FLOOD ZONE "A5" (EL 7) AND FLOOD ZONE "C" AND IS LOCATED WITHIN THE COASTAL FLOOD PLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAPS FOR TALBOT COUNTY, MARYLAND. THEREFORE, MANDATORY FLOOD INSURANCE MAY BE REQUIRED IN ACCORDANCE WITH THE PROVISIONS OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, WASHINGTON, D.C. SEE F.E.M.A. MAP NO. 240068 0024 A.

FLOOD PLAIN LEGEND

A - 100 YR. FLOOD ZONE  
B - 500 YR. FLOOD ZONE  
C - AREA OF MINIMAL FLOODING

THE FLOOD ZONE FOR "A5" PORTION OF THE PROPERTY WOULD BE INUNDAED BY A FLOOD HAVING A ONE-PERCENT CHANCE OF OCCURRENCE IN ANY GIVEN YEAR. THEREFORE, ANY NEW CONSTRUCTION OR SUBSTANTIAL IMPROVEMENT ON THE PROPERTY IS SUBJECT TO FEDERAL, STATE, AND LOCAL REGULATIONS.

SURVEYOR'S CERTIFICATE

THE PRESENT OWNERS OF THE LAND OF WHICH THIS SUBDIVISION IS COMPRISED ARE ROBERT L. KEMP & ROBERT L. KEMP, TRUSTEE OF THE ANN C. KEMP RESIDUARY TRUST UNDER WILL. THIS PLAT WAS PREPARED FOR AND WILL BE RECORDED AT HIS REQUEST.

I, THOMAS D. LANE HEREBY CERTIFY THAT THE FINAL PLAT SHOWN HEREON IS CORRECT; THAT IT IS A SUBDIVISION OF THE LANDS CONVEYED BY ROBERT L. KEMP, II & ROBERT L. KEMP, TRUSTEE OF THE ANN C. KEMP RESIDUARY TRUST UNDER WILL TO ROBERT L. KEMP & TRUSTEE OF THE ANN C. KEMP RESIDUARY TRUST UNDER WILL BY DEED DATED JULY 23, 2003 AND RECORDED AMONG THE LAND RECORDS OF TALBOT COUNTY, MARYLAND IN LIBER 1174, FOLIO 737 AND THAT ALL MONUMENTS ARE IN PLACE.

THOMAS D. LANE  
PROPERTY LINE SURVEYOR NO. 340  
117 BAY STREET  
EASTON, MARYLAND 21601  
(410)822-8003

PROPERTY OWNER DECLARATION

I, ROBERT L. KEMP & ROBERT L. KEMP TRUSTEE OF THE ANN C. KEMP RESIDUARY TRUST UNDER WILL, OWNER OF TAX PARCEL 41 AND TAX PARCEL 72, LOT 1, AS SHOWN AND DESCRIBED HEREON, HEREBY ADOPT THIS PLAN OF SUBDIVISION FOR TAX PARCEL 41.

THIS DEVELOPMENT MAY CONTAIN JURISDICTIONAL NONTIDAL WETLANDS WHICH HAVE NOT BEEN OFFICIALLY DELINEATED BY U.S. ARMY CORPS OF ENGINEERS. THE IDENTIFICATION AND/OR DELINEATION OF JURISDICTIONAL NONTIDAL WETLANDS SHOWN ON THIS APPLICATION IS BASED UPON THE FEDERAL MANUAL FOR IDENTIFYING AND DELINEATING JURISDICTIONAL WETLANDS AS THE APPLICANT OF THIS DEVELOPMENT PROJECT. I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL NONTIDAL WETLANDS DELINEATIONS ARE REGULATIONS FOR LANDS IN THE CRITICAL AREA RESTS WITH THE U.S. ARMY CORPS OF ENGINEERS. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS DEVELOPMENT PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING PERMITS AND APPROVALS WHICH MAY BE REQUIRED BY THE U.S. ARMY CORPS OF ENGINEERS.

ROBERT L. KEMP, TRUSTEE

DATE

THE OWNER HAS SWORN TO AND SUBSCRIBED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2006.

NOTARY

TALBOT COUNTY OFFICE OF PLANNING AND ZONING

THIS PLAT REPRESENTS A SUBDIVISION OF DEED PARCEL 2 OF THE LANDS OF ROBERT L. KEMP & ANN C. KEMP, PREVIOUSLY RECORDED AMONG THE PLAT RECORDS OF TALBOT COUNTY AT PLAT BOOK MAS 81 PAGE 156.

COUNTY PLANNING OFFICER

DATE

TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS

A UTILITY AND DRAINAGE RIGHT-OF-WAY AND EASEMENT SHALL BE PROVIDED IN AND OVER STRIPS OF LAND FIFTEEN (15) FEET IN WIDTH ALONG THOSE BOUNDARY LINES CONTIGUOUS TO ANY ROAD, AND 15' IN WIDTH (7.5' EITHER SIDE) CENTERED ON ALL NEW LINES OF DIVISION AND 10' IN WIDTH ALONG EXISTING BOUNDARY LINES (ENTIRELY ON SUBJECT LANDS) NOT CONTIGUOUS TO ANY ROAD.

THESE LOTS SHALL BE DEVELOPED IN ACCORDANCE WITH THE "2000 MARYLAND STORMWATER DESIGN MANUAL", ENVIRONMENTALLY SENSITIVE DEVELOPMENT CRITERIA (CHAPTER 8-STORMWATER CREDITS FOR INNOVATIVE SITE PLANNING). DEVIATION FROM THESE CRITERIA SHALL REQUIRE APPROVAL FROM THE TALBOT COUNTY DEPARTMENT OF PUBLIC WORKS PRIOR TO ANY DEVELOPMENT ACTIVITIES.

NURSERY ROAD, 50' PRIVATE ROAD EASEMENT AS SHOWN HEREON, WAS PREVIOUSLY DESCRIBED AND SHOWN ON A PLAT RECORDED AT MAS 81, PAGE 156 AS A PRIVATE ROAD (FEE SIMPLE STRIP). THIS PLAT HEREBY REPLACES THE PRIVATE ROAD WITH THE PRIVATE ROAD EASEMENT, LOCATED ON REVISED DEED PARCEL 2, AS SHOWN HEREON.

THE ROAD, DESIGNATED AS NURSERY ROAD, 50' WIDE PRIVATE ROAD EASEMENT, IS PRIVATELY OWNED, AND AS SUCH, THE COUNTY HAS NO RESPONSIBILITY FOR ITS MAINTENANCE OR SAFETY. THE PRIVATE ROAD EASEMENT SHALL BE OWNED BY THE OWNERS OF REVISED DEED PARCEL 2 AND EQUALLY MAINTAINED BY THE OWNERS OF LOT 1, REVISED LOT 2, REVISED DEED PARCEL 2 AND LOT 3. SHOULD THE ROAD BE UPGRADED TO COUNTY SPECIFICATIONS FOR PUBLIC ROADS, IN ACCORDANCE WITH THE PROVISIONS OF THE TALBOT COUNTY CODE, THE COUNTY WILL ASSUME OWNERSHIP OF THE ROAD AND RESPONSIBILITY FOR ITS MAINTENANCE, SAFETY AND INSPECTION. BUILDING PERMITS FOR THE LOTS SERVED BY THE ROAD MAY BE RESTRICTED UNTIL ENTRANCE SPECIFICATIONS AT THE PUBLIC ROAD RIGHT OF WAY ARE MET IN ACCORDANCE WITH PROVISIONS OF THE TALBOT COUNTY CODE.

DIRECT ACCESS TO GLEBE ROAD SHALL BE DENIED FOR REVISED DEED PARCEL 2

TALBOT COUNTY ENGINEER

DATE

NOTE: THE OWNER OF THE SUBJECT LANDS IS ALSO THE OWNER OF PREVIOUSLY SUBDIVIDED LOT 1, AS SHOWN HEREON.

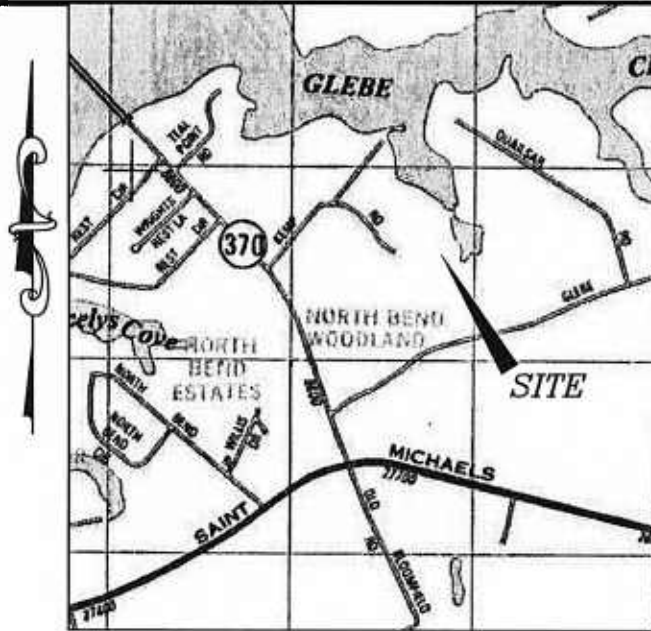
TALBOT COUNTY HEALTH DEPARTMENT

REVISED LOT 2 AND LOT 3 AS SHOWN HEREON ARE APPROVED FOR INDIVIDUAL WATER AND SEWERAGE SYSTEMS AND THEIR USE IS IN ACCORDANCE WITH THE TALBOT COUNTY COMPREHENSIVE WATER AND SEWER PLAN AND MARYLAND DEPARTMENT OF ENVIRONMENT REGULATION 26.04.03 THE HEALTH DEPARTMENT APPROVAL ON THE PLAT CERTIFIES THAT THE LOT SHOWN HEREON ARE IN COMPLIANCE WITH THE PERTINENT HEALTH DEPARTMENT LAWS AND REGULATIONS AS OF THE APPROVAL DATE. THIS APPROVAL DOES NOT SERVE AS A SEWAGE DISPOSAL INSTALLATION PERMIT AND THE PROPERTY OWNER IS NOTIFIED THAT HE MUST STILL APPLY FOR AND OBTAIN A SEWAGE DISPOSAL PERMIT BEFORE DEVELOPING THE PROPERTY. AT THE TIME OF THE PERMIT APPLICATION, THE PROPERTY WILL BE EVALUATED PURSUANT TO COMAR 26.04.02 AND ALL OTHER APPLICABLE LAWS AND REGULATIONS. FURTHERMORE, THE TALBOT COUNTY HEALTH DEPARTMENT MAY REQUIRE MORE DETERMINATIVE INFORMATION ABOUT THE PROPERTY INCLUDING ADDITIONAL TESTING AND EVALUATION.

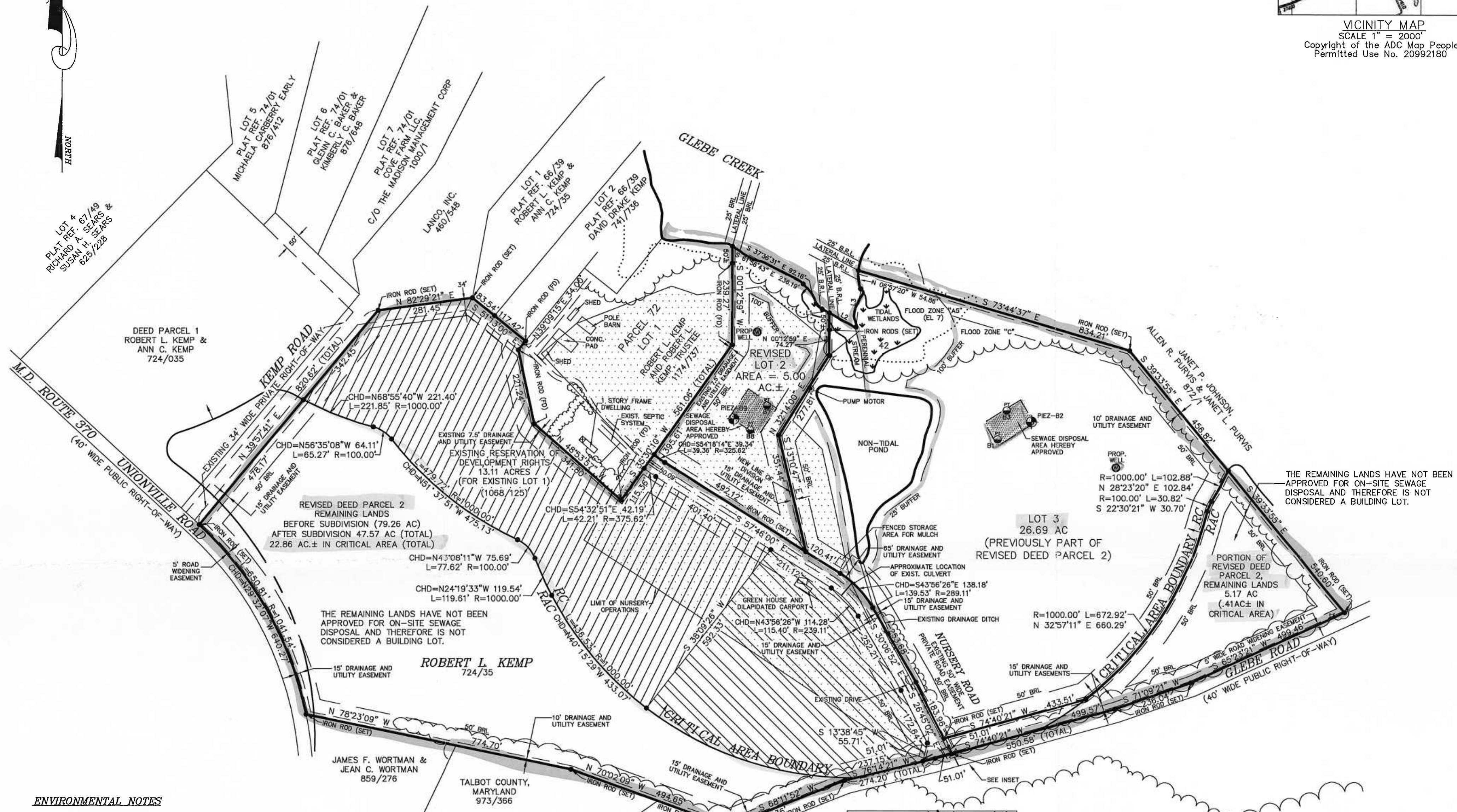
HEALTH OFFICER

DATE

LINE TABLE		
LINE #	BEARING	LENGTH
L1	S 62°05'24" E	24.00'
L2	S 62°06'24" E	89.00'
L3	N 06°49'43" E	112.28'



VICINITY MAP  
SCALE 1" = 2000'  
Copyright of the ADC Map People  
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ENVIRONMENTAL NOTES

ANY LAND CLEARING, GRADING OR OTHER EARTH DISTURBANCE WITHIN THE UNINCORPORATED AREAS OF TALBOT COUNTY SHALL REQUIRE AN EROSION AND SEDIMENT CONTROL PLAN, APPROVED BY THE TALBOT SOIL CONSERVATION DISTRICT IN ACCORDANCE WITH THE TALBOT COUNTY SOIL EROSION AND SEDIMENT CONTROL ORDINANCE AND THE STATE OF MARYLAND EROSION AND SEDIMENT CONTROL LAW, COMAR 4-103 & 26.09.01.05.

ANY CUTTING AND CLEARING OF TREES WITHIN TALBOT COUNTY IS SUBJECT TO REVIEW BY TALBOT COUNTY PLANNING AND ZONING OFFICE. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING AT (410)-770-8030 FOR FURTHER INFORMATION.

BY ACCEPTANCE OF THE DEED TO THIS PROPERTY, EACH LOT OWNER OR THEIR SUCCESSORS OR ASSIGNS, HEREBY ACKNOWLEDGE THAT THEY ARE AWARE THAT THE PROPERTY BORDERS ON PROPERTY UNDER AGRICULTURAL USE AND THAT THE NORMAL FARMING OPERATIONS ON SUCH AGRICULTURAL LAND MAY CAUSE SOME INTERFERENCE WITH THE USE AND ENJOYMENT OF THE PROPERTY, SUCH AS ODOR, DUST, NOISE, AND DRIFT OF PESTICIDES OR CHEMICALS. THE LOT OWNER ACCEPTS THE LIMITATIONS ON USE AND ENJOYMENT AFFECTING THE PROPERTY.

REASONABLE EFFORT WILL BE MADE TO LIMIT CONSTRUCTION IN FOREST HABITAT TO THE NON-BREEDING SEASON FOR FOREST INTERIOR DWELLING BIRDS (SEPTEMBER-APRIL). CONSTRUCTION WILL BE DESIGNED TO MINIMIZE FOREST CLEARING AND MAINTAIN A CLOSED CANOPY OVER DRIVEWAYS IF POSSIBLE.

THIS AREA IS KNOWN AS A WATERFOWL STAGING AREA AND AS SUCH, PROPOSED CONSTRUCTION OF PIERS ARE SUBJECT TO REVIEW BY THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING, THE ARMY CORPS OF ENGINEER, MARYLAND DEPARTMENT OF THE ENVIRONMENT AND THE CHESAPEAKE BAY CRITICAL AREA COMMISSION. PLEASE CONTACT THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING (410) 770-8030 FOR FURTHER INFORMATION.

THIS DEVELOPMENT MAY CONTAIN, THREATENED OR ENDANGERED SPECIES PROTECTED UNDER THE ENDANGERED SPECIES ACT AS AMENDED. THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE ADMINISTERS REGULATIONS DESIGNED TO PROTECT THESE THREATENED AND ENDANGERED SPECIES AND THEIR HABITATS. AS THE APPLICANT FOR THIS DEVELOPMENT ACTIVITY, I UNDERSTAND THAT THE FINAL AUTHORITY FOR ALL DETERMINATIONS CONCERNING THE EFFECT OF THE DEVELOPMENT ON THESE SPECIES AND THEIR HABITAT RESTS WITH THE U.S. DEPARTMENT OF THE INTERIOR, FISH, & WILDLIFE SERVICE. I ALSO UNDERSTAND THAT COUNTY APPROVAL OF THIS PROJECT DOES NOT EXEMPT THIS PROJECT FROM OBTAINING ALL PERMITS, AND APPROVALS, WHICH MAY BE REQUIRED BY THE U.S. DEPARTMENT OF THE INTERIOR, FISH & WILDLIFE SERVICE.

THE 100 FOOT SHORELINE DEVELOPMENT BUFFER ON REVISED LOT 2 AND LOT 3, AS SHOWN HEREON, SHALL BE ESTABLISHED IN THREE TIER NATURAL VEGETATION UPON CHANGE OF LAND USE. A FOREST PRESERVATION PLAN SHALL BE SUBMITTED TO THE TALBOT COUNTY OFFICE OF PLANNING AND ZONING FOR REVIEW AND APPROVAL.

REMOVAL OF NATURAL VEGETATION WITHIN THE 100 FOOT SHORELINE DEVELOPMENT BUFFER IS PROHIBITED.

THE PERENNIAL STREAM SHOWN WAS TAKEN FROM THE UNITED STATES GEOLOGICAL SURVEY MAP OF EASTON, MD.

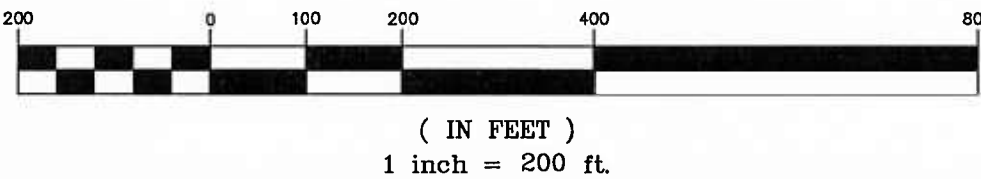
THE TIDAL WETLANDS SHOWN HEREON ARE TAKEN FROM OUR WETLANDS BOUNDARY MAP NO. 73 OF TALBOT COUNTY AND HAVE NOT BEEN FIELD LOCATED.

WETLAND CLASSIFICATION TABLE		
CLASSIFICATION	OWNERSHIP	AREA
42	PRIVATE	.780

LEGEND

- INDICATES PIEZOMETER
- INDICATES SOIL BORING
- INDICATES SEWAGE DISPOSAL AREA
- INDICATES EXISTING RESERVATION OF DEVELOPMENT RIGHTS (13.11 AC. FOR LOT 1, LIBER 1068, FOLIO 125)
- INDICATES LIMITS OF NURSERY OPERATIONS (RETAIL AND WHOLESALE)
- INDICATES LIMITS OF AREA RESTRICTED FROM NON-AGRICULTURAL DEVELOPMENT ACTIVITY (7.48 AC.±)
- INDICATES PERPETUAL EASEMENT TO DISCHARGE FLOW OF WATER FROM OR INTO EXISTING WATERWAY OR NATURAL DRAINAGE COURSE.

GRAPHIC SCALE



AREA CALCULATIONS

REVISED DEED PARCEL 2 TOTAL AREA = 79.26 AC.± (BEFORE SUBDIVISION)  
AREA TO BE SUBDIVIDED = 79.26 AC.±  
AREA IN LOTS = 31.69 AC.± (REVISED LOT 2 AND LOT 3)  
AREA IN REMAINING LANDS = 47.57 AC.± (REVISED DEED PARCEL 2, INCLUDES PRIVATE ROAD EASEMENT)  
AREA IN PRIVATE ROAD EASEMENT = 1.47 AC.±  
NOTE: REVISED LOT 2, DEED PARCEL 2 AND TAX MAP 24, PARCEL 41 REFER TO THE SAME PROPERTY.

DEVELOPMENT RIGHTS - CRITICAL AREA

TOTAL AREA IN CRITICAL AREA = 55.48 AC.±  
RESERVATION OF DEVELOPMENT RIGHTS (EXISTING LOT 1) = 13.11 AC.±  
AREA USED FOR DEVELOPMENT RIGHTS CALCULATION = 42.37 AC.±  
DEVELOPMENT RIGHTS PERMITTED = 4 (1 DWELLING UNIT PER 20 AC.)  
DEVELOPMENT RIGHTS UTILIZED = 2 (REVISED LOT 2 AND LOT 3)  
DEVELOPMENT RIGHTS REMAINING = 0

DEVELOPMENT RIGHTS - NONCRITICAL AREA

TOTAL AREA IN NONCRITICAL AREA = 23.78 AC.±  
AREA USED FOR DEVELOPMENT RIGHTS CALCULATION = 23.78 AC.±  
DEVELOPMENT RIGHTS PERMITTED = 4 (1 DWELLING UNIT PER 20 AC. + 3 DU'S)  
DEVELOPMENT RIGHTS UTILIZED = 0  
DEVELOPMENT RIGHTS REMAINING = 4 (ASSIGNED TO REVISED DEED PARCEL 2, REMAINING LANDS)

IMPERVIOUS AREA CALCULATIONS

REVISED LOT NO. 2 - 5.00 AC.± (ENTIRELY WITHIN CRITICAL AREA)  
15% IMPERVIOUS ALLOTMENT = 0.75 SQ. FT.  
EXISTING IMPERVIOUS AREA = 0 SQ. FT.  
ALLOWABLE IMPERVIOUS AREA = 32,670 SQ. FT.

LOT NO. 3 - 26.69 AC.± (ENTIRELY WITHIN CRITICAL AREA)  
15% IMPERVIOUS ALLOTMENT = 174,392 SQ. FT.  
EXISTING IMPERVIOUS AREA = 0 SQ. FT.  
REMAINING ALLOWABLE IMPERVIOUS AREA = 174,392 SQ. FT.

NOTE: THE IMPERVIOUS AREA WITHIN THE CRITICAL AREA OF REVISED DEED PARCEL 2, REMAINING LANDS, EAST OF NURSERY ROAD (5.17 AC.±) SHALL BE ALLOCATED TO LOT 3 FOR A FUTURE DRIVEWAY.

REVISED DEED PARCEL 2 - 47.57 AC.± (22.88 AC.± IN CRITICAL AREA)  
15% IMPERVIOUS ALLOTMENT = 149,367 SQ. FT.  
EXISTING IMPERVIOUS AREA = 64,033 SQ. FT. (PRIVATE ROAD EASEMENT)  
REMAINING ALLOWABLE IMPERVIOUS AREA = 85,334 SQ. FT.

NOTE: THE PORTION OF THE REVISED DEED PARCEL 2, REMAINING LANDS (5.17 ACRES), LOCATED IN THE CRITICAL AREA EAST OF NURSERY ROAD HAS NO DEVELOPMENT RIGHTS ASSOCIATED WITH IT. A FUTURE DRIVEWAY IS THE ONLY DEVELOPMENT ACTIVITY PERMITTED IN THIS AREA.

FOREST AREA CALCULATIONS

AREA IN CRITICAL AREA = 55.48 AC.±  
15% FOREST COVER REQUIRED = 8.32 AC.±  
EXISTING FOREST COVER = 3.40 AC.±  
AFFORESTATION REQUIRED = 4.92 AC.±

NOTE: THE AFFORESTATION REQUIREMENT OF 4.92 ACRES WAS SATISFIED BY A FEE IN LIEU PAYMENT TO TALBOT COUNTY IN THE AMOUNT OF \$2,460.00, PAID ON JANUARY 25, 2006, RECEIPT NUMBER 532578.

Lane Engineering, Inc.

Civil Engineers - Land Planning - Land Surveyors



E-mail: mail@leinc.com

117 Bay St. Easton, MD 21601-8003 FAX (410) 822-2024

15 Washington St. Cambridge, MA 02143 FAX (617) 475-9449

1148 West 100th St. Concordia, MO 26167 (410) 758-2055 FAX (410) 758-4422

PLAT SHOWING A SUBDIVISION

ON THE LANDS OF

ROBERT L. KEMP

IN THE FIFTH ELECTION DISTRICT

TALBOT COUNTY, MARYLAND

GRID 24

SHEET No. 1 OF 1

FILE No. 5143